



Herringcote, Dorchester-on-Thames, OX10

- Guide Price £280,000

Bedrooms: 2 | Bathrooms: 1 | Receptions: 1

Situated just off the High Street, this highly regarded over-55s development is well known for its welcoming atmosphere, strong sense of community, and superb village location within the heart of Dorchester-on-Thames. It offers residents a peaceful, secure environment where independent living can be enjoyed with complete peace of mind.

Set within beautifully maintained communal gardens and supported by the reassurance of an on-site manager, Herringcote is designed to provide a relaxed, low-maintenance lifestyle in an established and friendly setting.

This particular apartment benefits from its own private entrance with hooks for coats and brollies, with an internal staircase rising to the first floor. The staircase is currently fitted with a chair lift, providing added practicality and flexibility if required. Once upstairs, the home feels especially private, enjoying a sense of separation from the rest of the development, along with elevated aspects, excellent natural light, and attractive open outlooks. The accommodation is well-proportioned and thoughtfully arranged, comprising a welcoming entrance hall, two comfortable double bedrooms, a bathroom with separate shower, a fitted kitchen with white goods included comprising fridge/freezer, washing machine and clothes dryer. There is also an under sink drinking water filter system. A bright dual-aspect sitting room that makes the most of its elevated position and pleasant views. There is excellent loft storage with a fully fitted ladder for access. To the exterior are beautifully kept communal gardens with benches for residents to sit and enjoy the outdoor space and catch up with their neighbours. There is a private single garage and visitors parking available within a few steps of the front door. There is a new digital alarm system being installed with 24 hour emergency coverage in addition to an on site manager five days a week.

Overall, this is a distinctive home that combines the reassurance of a managed retirement development with the feel of a more individual property, complete with its own front door—ideal for those seeking comfort, independence, and a peaceful village lifestyle in the centre of Dorchester-on-Thames.

Situation

At the heart of village life is the magnificent Dorchester Abbey, a landmark of national significance that remains very much a living part of the community. It hosts a rich calendar of musical performances, concerts, talks, and theatrical events throughout the year, attracting visitors from across the country and providing a wonderful cultural focal point for residents to enjoy locally.

The village itself is both picturesque and well-served, combining rural charm with everyday convenience. Amenities include a well-regarded primary school, two hotels, a traditional public house, a Co-op convenience store, and local hairdressers, ensuring day-to-day needs are comfortably met within the village.

A particularly popular feature is Bishops Court Farm, a welcoming local attraction home to farm animals including lambs, alpacas, and bees producing local honey. It also offers a farm shop and café, alongside a programme of seasonal events and activities that bring the community together and add to the village's vibrant yet relaxed lifestyle.





For those looking to explore further afield, Dorchester-on-Thames is well connected. Regular bus services along the A4074 provide easy access to Oxford, Abingdon, Wallingford, and Reading, while weekday services directly from the village to Wallingford make local travel simple and convenient without the need to rely on a car.

Overall, Dorchester offers a rare balance: a peaceful, scenic village environment with a lively community spirit, excellent local amenities, and strong transport links—making it an ideal setting for a comfortable and fulfilling retirement.

Viewing Arrangements

Viewings will be accompanied by a member of staff from Fortnums Estates.

EPC

EPC rating D

Tenure & Possession

The property is leasehold with 987 unexpired years remaining.

The annual service charge is £7604.00 covering building insurance, gardening, window and guttering cleaning. On site manager and staff costs, a contingency fund for large jobs and a programme of works already booked for all exterior woodwork to be upgraded this year covered by the service charge.

The property offers vacant possession upon completion. The property is being sold with no onward chain.

Fixtures & Fittings

Certain items may be available by separate negotiation with Fortnums Estates.

Local Authority

South Oxfordshire District Council

Abbey House

Abbey Close

Abingdon, OX14 3JE



Council Tax

Council Tax band 'D' amounting to £2459.47 for the year 2025/26

Advisory notes

Fortnums Estates has not tested any equipment, fixture, fittings or services, and so does not verify they are in working order. A buyer must confirm the information is correct and be verified by their own solicitors and not rely on the information within these particulars. The measurements supplied for the floorplan are for general guidance. A buyer is advised to re-check the measurements themselves before committing themselves to any expense. Nothing concerning the type of construction or the condition of the structure is to be implied from the photograph of the property. The sales particulars may change in the course of time, and any interested party is advised to make final inspection of the property prior to exchange of contracts.



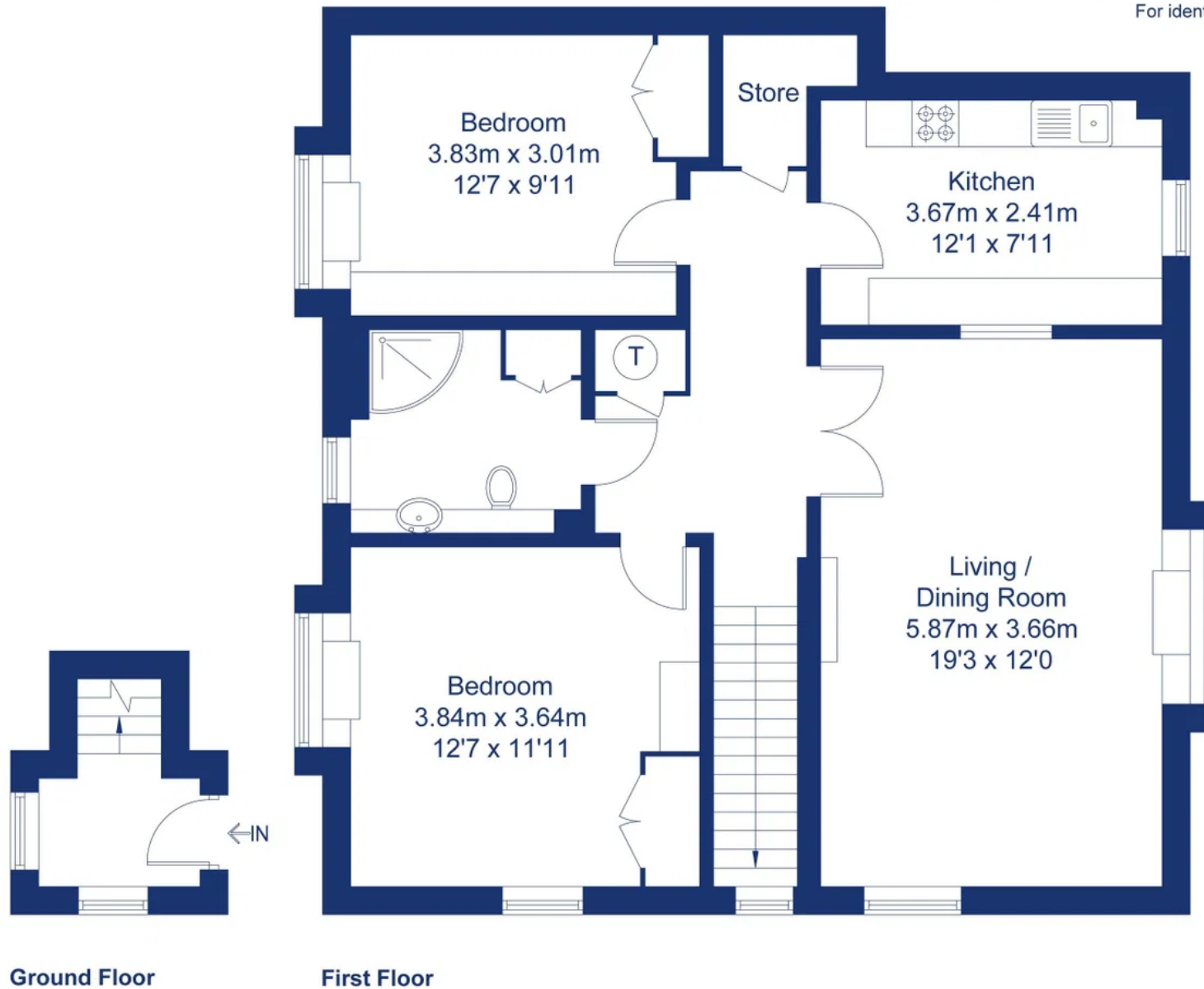


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Approximate Gross Internal Area = 80.10 sq m / 862 sq ft

For identification only - Not to scale



Ground Floor

First Floor